

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, JULY 16, 2009

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Michael Keeney, Sugarland Run District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large; Helena Syska, Sterling District.

Staff Present: Van Armstrong, Program Manager, Land Use Review; Lou Mosurak, Office of Transportation Services; Planners: Judi Birkitt, Michael Elabarger, Sophia Fisher, Pat Giglio; Nancy Bryan, Recording Secretary.

1. ZRTD 2009-0001, FAIRWAY PARK LOT C-1

There was no public comment on this application.

A motion was made by Ms. Chaloux, seconded by Mr. Klancher, that the Planning Commission forward ZRTD 2009-0001, Fairway Park Lot C-1 to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated June 26, 2009, and with the Findings contained in the July 16, 2009 Staff Report. And further, that the applicant is willing to offer a right-of-way, if necessary in the build out of a possible intersection. (9-0).

Staff Contact: Ginny Rowen

2. ZCPA 2008-0006, UNIVERSITY CENTER PARCEL F

There was no public comment on this application.

A motion was made by Mr. Klancher, seconded by Ms. Austin, that the Planning Commission forward ZCPA 2008-0006, University Center Parcel F to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated June 29, 2009 and the Findings contained in the July 16, 2009 Staff Report. (9-0). *Staff Contact: Michael Elabarger*

3. ZCPA 2009-0006, SPEX 2008-0032, BROADLANDS SOUTH SECTION 204 HOTEL

Public Comment:

1. Tim Tozer requested denial of the application.
2. Karen Ficker, Vantage Point HOA President, requested denial of the application

A motion was made by Ms. Chaloux, seconded by Ms. Austin, that the Planning Commission forward ZCPA 2009-0006, SPEX 2008-0032, Broadlands South Section 204 Hotel to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated July 16, 2009, amended July 16, 2009 with an additional condition that would allow alcohol service only to patrons in the context of people being guests there, and the Proffer Statement dated June 29,

2009 with the addition of proffer language to include road improvements in the event that the parcel is built out as office space, and with the Findings contained within the July 16, 2009 Staff Report. (9-0). *Staff Contact: Sophia Fisher*

4. SPEX 2008-0053, SPEX 2008-0065, HERITAGE BAPTIST CHURCH EXPANSION AND COMMUTER PARKING LOT

Disclosure:

1. Ms. Syska spoke with Mr. Eric Zicht on July 15, 2009 regarding the application.

Public Comment:

1. Kim McComas, Carisbrooke resident, commented on the application.

A motion was made by Ms. Chaloux, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2008-0053, SPEX 2008-0065, Heritage Baptist Church and Commuter Lot to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated July 16, 2009, as amended through the July 16, 2009 Planning Commission public hearing and with the Findings contained within the July 16, 2009 Staff Report. (9-0). *Staff Contact: Nicole Steele*

5. ZCPA 2008-0005, ZMOD 2008-0012, CHAUDHRY PROPERTY

There was no public comment on this application.

A motion was made by Ms. Syska, seconded by Ms. Austin, that the Planning Commission forward ZCPA 2008-0005, ZMOD 2008-0012, Chaudhry Property to the Board of Supervisors with a recommendation of denial based on the following findings:

- The proposed use does not meet Plan policies for Keynote Employment areas as it has been built out as an industrial area and is not appropriate for a small independent office use.
- There are numerous small business sites available in the immediate area, especially in the Potomac and Sterling districts.
- The traffic circulation internal to this entire site, as well as along Woodland Road, is not conducive to office.
- This would set a precedent for other buildings in the complex to possibly seek conversion to office.
- The applicant has not specified how many employees would be on the site for office uses.

The motion failed. (1-8, Austin, Brodrick, Chaloux, Keeney, Klancher, Maio, Robinson, Ruedisueli opposed). *Staff Contact: Sophia Fisher*

A motion was made by Mr. Brodrick, seconded by Mr. Klancher, that the Planning Commission forward ZCPA 2008-0005, ZMOD 2008-0012, Chaudhry Property to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated July 2, 2009 and with the Findings contained within the July 16, 2009 Staff Report and also a stipulation that the buffer fence be built at the time of site plan.

A substitute motion was made by Ms. Austin, seconded by Ms. Syska, to go to a Planning Commission worksession. (5-4, Chaloux, Maio, Robinson, Ruedisueli opposed).

6. CMPT 2006-0010, SPEX 2006-0043, BLUEMONT GRAIN ELEVATOR

Public Comment:

1. Susan Freis Falkner spoke in support of the application.
2. Brittany Wilson spoke in support of the application.
3. Rosemary Stanger, Owner, Bluemont Grain Elevator, requested approval of the application.
4. Xerxes Herrington spoke in support of the application.
5. Brigid Corrigan, resident, Railroad Street, spoke in opposition to the application.
6. Joni Settle, on behalf of Kathy Rogers, spoke in opposition to the application.
7. Joni Settle, on behalf of Mr. and Mrs. Donald Virts, spoke in opposition to the application.
8. Joni Settle, resident, Railroad Street, urged denial of the application.
9. Wayne Settle resident, Railroad Street, strongly urged denial of the application.
10. Henry Plaster commented on the application, suggesting a 90' compromise.
11. Brigid Corrigan, on behalf of Freeman Jelks III, spoke in opposition to the application.

A motion was made by Ms. Maio, seconded by Mr. Klancher, that the Planning Commission forward CMPT 2006-0010, SPEX 2006-0043, Bluemont Grain Elevator to a Planning Commission worksession for further review. (8-1, Keeney opposed). *Staff Contact: Pat Giglio*

7. SPEX 2007-0036, MOUNT HOPE BAPTIST CHURCH

Public Comment:

1. Ken Britt spoke in strong support of the application.
2. Joan Feeney spoke in support of the application.
3. Nancy Geier Puckett spoke in support of the application.
4. Agnes Readmen spoke in support of the application.
5. Wolfgang Green commented on the application.
6. Greg Jones commented on the application.
7. Rob Merletti commented on the application.
8. Robert Schwendinger spoke in support of the application.
9. Paul Feeney spoke in support of the application.

A motion was made by Ms. Chaloux, seconded by Mr. Klancher, that the Planning Commission forward SPEX 2007-0036, Mount Hope Baptist Church to a Planning Commission worksession for further review. (6-3, Maio, Robinson, Ruedisueli opposed). *Staff Contact: Judi Birkitt*